

ORDINANCE NO. O2015-46

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; REZONING CERTAIN REAL PROPERTY IN COMPLIANCE WITH THE ADOPTED LOCAL COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcels D18=001, D18=106, D18=107
Giovanni and Julie M. Manco (Terri Crenshaw)
2.94 +/- Acres

LEGAL DESCRIPTION

COMMENCE AT THE N.E. CORNER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN N. 89°54'00" W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 444.63 FEET; THENCE DEPARTING FROM SAID NORTH LINE, RUN S. 00°04'47" W., ALONG THE WEST LINE OF THE EAST 51.77 FEET OF THE WEST 103.55 FEET OF THE EAST 496.4 FEET OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 18, A DISTANCE OF 12.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 201 FOR A POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE S. 00°04'47" W., ALONG SAID WEST LINE, A DISTANCE OF 253.55 FEET TO THE SOUTH LINE OF THE NORTH 266.50 FEET OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 18; THENCE S. 89°44'43" E., ALONG SAID SOUTH LINE, A DISTANCE OF 163.82 FEET TO THE WEST LINE OF THE EAST 281.00 FEET OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 18; THENCE S. 00°19'22" E., ALONG SAID WEST LINE, A DISTANCE OF 150.45 FEET; THENCE N. 89°52'34" E., A DISTANCE OF 210.08 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH U.S. HIGHWAY 301, (HAVING A 107.5 FEET WIDE RIGHT OF WAY); THENCE N. 01°49'45" E., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 391.40 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 201; THENCE N. 89°58'32" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 95.54 FEET; THENCE N. 00°07'32" E., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 12.52 FEET; THENCE N. 89°54'00" W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 291.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.94 ACRES, MORE OR LESS.

This property is to be reclassified from County "CL: Light Commercial" and "RR1: High Density Rural Residential with Optional Housing" to City of Wildwood "466-301 MU: 466-301 Mixed Use."

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the City Commission of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.


SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.


SECTION 4. This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this 26th day of October, 2015, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA



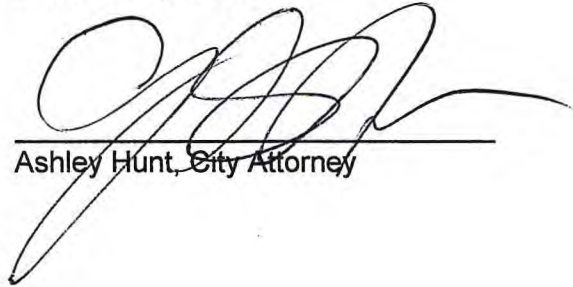
Ed Wolf, Mayor

ATTEST: 
Cassandra Lippincott, City Clerk

First Reading: October 12, 2015

Second Reading: October 26, 2015

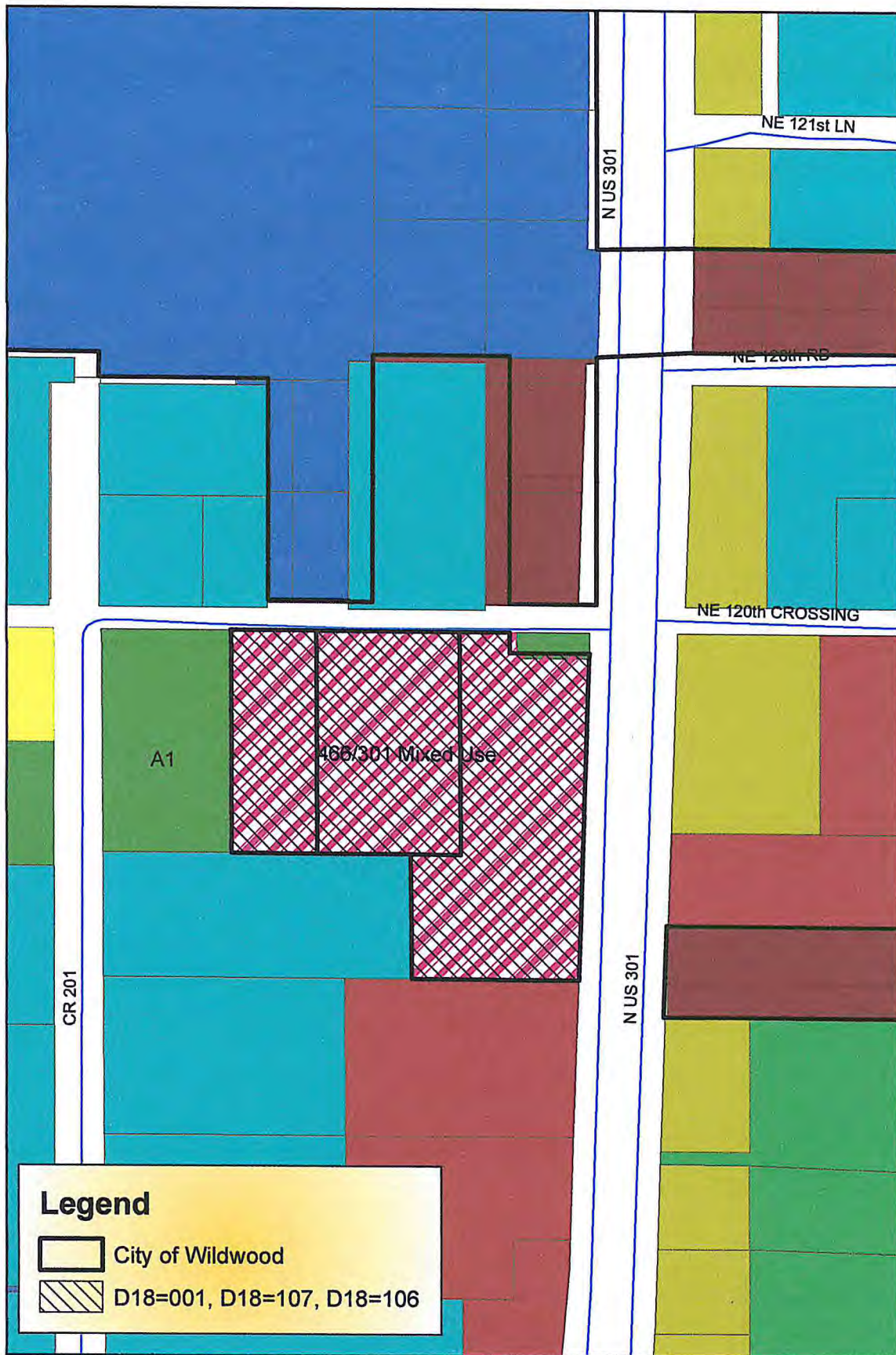
Approved as to form:



Ashley Hunt, City Attorney

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DC,Gloria R. Hayward,Sumter County Page 2 of 3 B:3031 P:392

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City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
www.wildwood-fl.gov



D18=001, D18=107, D18=106
MANCO

**PROPOSED ZONING PENDING
COMMISSION APPROVAL**

SEPTEMBER 2015

WILDWOOD, FL